

041.A

0005

0012.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
891,100 / 891,100
891,100 / 891,100
891,100 / 891,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:	12A
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Owner 1: GUPTA SUGHOSH &

Owner 2: SHARMA ANGEL

Owner 3:

Street 1: 12 FORDHAM STREET UNIT 12A

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: DRAZEN DANIEL/TRUSTEE & -
Owner 2: FOY-DRAZEN EMILY B/TRUSTEE -
Street 1: 12 FORDHAM STREET UNIT 12A
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Vinyl Exterior and 1973 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7914													G9			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	891,100			891,100		290315
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 041.A-0005-0012.A			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	102	FV	878,100	0	.	.	878,100	878,100	Year End Roll	12/18/2019				
2019	102	FV	775,800	0	.	.	775,800	775,800	Year End Roll	1/3/2019				
2018	102	FV	688,100	0	.	.	688,100	688,100	Year End Roll	12/20/2017				
2017	102	FV	628,800	0	.	.	628,800	628,800	Year End Roll	1/3/2017				
2016	102	FV	516,600	0	.	.	516,600	516,600	Year End	1/4/2016				
2015	102	FV	470,800	0	.	.	470,800	470,800	Year End Roll	12/11/2014				
2014	102	FV	450,000	0	.	.	450,000	450,000	Year End Roll	12/16/2013				
2013	102	FV	450,000	0	.	.	450,000	450,000		12/13/2012				

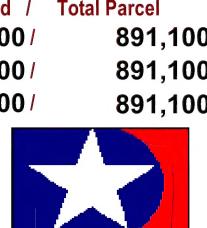
SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
DRAZEN DANIEL/T	65909-484		8/14/2015		665,000	No	No			
DRAZEN DANIEL,	64341-380	Convenience	10/8/2014		99	No	No			
DARLING JASON &	55182-308		8/17/2010		475,000	No	No			
KILCOYNE STEPHE	50421-4		12/3/2007		445,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/29/2018		Measured									DGM	D Mann
3/2/2016		Sales Review									PT	Paul T
1/31/2008		External Ins									BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 3	Rating: Good												
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1921	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G9		Fact: .		Floor: M - Multi-Level													
Const Mod:				% Own: 45.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%											
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%		Total:	4.6	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 295.00													
Bsmnt Gar:				Size Adj: 1.25449049													
Electric: 3 - Typical				Const Adj: 1.01989794													
Insulation: 2 - Typical				Adj \$ / SQ: 377.438													
Int vs Ext: S				Other Features: 120192													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 934048													
% Com Wall		% Sprinkled:		Depreciation: 42966													
				Depreciated Total: 891082													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor: 1.00	Before Depr: 415.18												
SPEC FEATURES/YARD ITEMS				Special Features: 0	Val/Su Net: 403.58												
				Final Total: 891100	Val/Su SzAd: 513.01												
PARCEL ID 041.A-0005-0012.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [] Total Special Features: [] Total: []																	